

Issue Date, May 31, 2018

ACCESSORY BUILDING EXPANSION TO DANILYUK RESIDENCE

1840 15th Street NW, Washington, DC 20009

GENERAL NOTES

- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE WORK OF ALL SUBCONTRACTORS AS REQUIRED TO COMPLETE THE WORK, AND SHALL VERIFY THAT ALL WORK IS DONE TO THE HIGHEST DEGREE OF CRAFTSMANSHIP BY JOURNEYMEN OF THE RESPECTIVE TRADES.
- 2) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND SHALL WORK TO CRITICAL ALIGNMENTS AS INDICATED ON THE DRAWINGS, AND SHALL NOT SCALE THE DRAWINGS FOR MEASUREMENTS.
- 3) IF ANY DISCREPANCIES IN DIMENSIONS OR CONDITIONS ARE FOUND, THE CONTRACTOR SHALL CONTACT THE ARCHITECT AND THE HOME OWNER FOR CLARIFICATION PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
- 4) THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND FREE OF DEBRIS. THE CONTRACTOR SHALL MAINTAIN THE SITE AND JOB CONDITIONS IN SUCH A MANNER AS TO PROTECT FROM INJURY ALL PERSONS AND PROPERTY.
- 5) ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF THESE UTILITIES.
- 6) PROVIDE FOR THE DEMOLITION OF ALL EXISTING ITEMS WHICH WILL INTERFERE WITH THE WORK. PROVIDE MECHANICAL, ELECTRICAL AND PLUMBING DEMOLITION AS MAY BE REQUIRED.
- 7) PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE, AS WELL AS TO PROTECT PERSONS AND PROPERTY. VERIFY ALL BEARING CONDITIONS PRIOR TO BEGINNING DEMOLITION.
- 8) WHERE REQUIRED TO CUT INTO EXISTING CONSTRUCTION FOR NEW WORK ALL EXISTING SURFACES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE FULLEST EXTENT POSSIBLE WITH REGARD TO VISUAL EFFECT. USE MATERIALS FOR CUTTING AND PATCHING THAT ARE IDENTICAL TO EXISTING MATERIALS OR THAT WILL RESULT IN EQUAL-OR-BETTER PERFORMANCE CHARACTERISTICS. PATCH WITH SEAMS WHICH ARE DURABLE AND AS INVISIBLE AS POSSIBLE. COMPLY WITH SPECIFIED TOLERANCES FOR THE WORK. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND WHERE NECESSARY EXTEND RESTORATION INTO RETAINED ADJOINING WORK IN A MANNER WHICH WILL ELIMINATE EVIDENCE OF PATCHING AND REFINISHING.

CODE SUMMARY

GENERAL
ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH THE DISTRICT OF COLUMBIA BUILDING CODE, INCLUDING THE 2012 EDITION OF THE IRC, AS WELL AS ANY AND ALL OTHER APPLICABLE CODES, REGULATIONS AND ORDINANCES

CONSTRUCTION SHALL CONFORM TO ALL OTHER APPLICABLE LOCAL, STATE AND NATIONAL CODES, STANDARDS AND ORDINANCES.

INDEX OF DRAWINGS

- A-0a COVER SHEET
A-0b PLAT OF BOUNDARY SURVEY
MD1 MEASURED REAR YARD PLAN & ELEV
A-1 PROPOSED FLOOR PLANS
A-2 PROPOSED ELEVATIONS & SECTION

ZONING SUMMARY

</

ACCESSORY BUILDING REGULATIONS FOR RF ZONES	
HEIGHT	MAXIMUM ALLOWABLE HEIGHT: 20 FT. / 2 STORIES EXISTING HEIGHT: 14 FT. / 1 STORY PROPOSED HEIGHT: 19.5 FT. / 2 STORIES
LOT OCCUPANCY	MAXIMUM LOT OCCUPANCY: 30% OF REAR YARD OR 450 SQ. FT. WHICH EVER IS GREATER NOTE: SUBJECT ALSO TO 50% LIMITATION IN YARD DEFINITION
	EXISTING REAR YARD AREA: 779.80 SQ. FT. (FROM COVERED PORCH) EXISTING LOT OCCUPANCY: 15% (117 SQ. FT.)
	PROPOSED REAR YARD AREA: 875.52 SQ. FT. (FROM HOUSE WALL) PROPOSED LOT OCCUPANCY: 45.22% (395.96 SQ. FT.)
ACCESSORY BUILDING LIMITATION BY DEFINITION OF YARD (B §100)	MAXIMUM PERCENT OF YARD ALLOWED OCCUPIED BY STRUCTURES: 50%
	EXISTING REAR YARD AREA: 364.80 SQ. FT. (FROM COVERED PORCH) EXISTING PORTION OF REAR YARD OCCUPIED BY STRUCTURES: 25.68% (93.70 SQ. FT.)
	PROPOSED REAR YARD AREA: 364.80 SQ. FT. (FROM HOUSE WALL) PROPOSED PORTION OF REAR YD OCCUPIED BY STRUCTURES: 35.21% (128.43 SQ. FT.)
REAR YARD	MIN. ACCESSORY BUILD. SETBACK FROM ALLEY CENTERLINE: 12.00 FT. EXIST. ACCESSORY BUILD. SETBACK FROM ALLEY CENTERLINE: 13.00 FT. PROP. ACCESSORY BUILD. SETBACK FROM ALLEY CENTERLINE: 5.00 FT. SPECIAL EXCEPTION REQUIRED PER E §5004.1 & E §5004.3

SPECIAL EXCEPTION (E § 5007.1)
Exceptions to the development standards of this chapter shall be permitted as a special exception if approved by the Board of Zoning Adjustment under Subtitle X, Chapter 9, and subject to the provisions and limitations of Subtitle E §§ 5201.

RELATED DEFINITIONS (B §100)

Building Area: The maximum horizontal projected area of a principal building and its accessory buildings. Except for outside balconies, this term shall not include any projections into open spaces authorized elsewhere in this title, nor shall it include portions of a building that do not extend above the level of the main floor of the main building, if placed so as not to obstruct light and ventilation of the main building or of buildings on adjoining property.

Yard: An exterior space, other than a court, on the same lot with a building or other structure. A yard required by the provisions of this title shall be open to the sky from the ground up, and shall not be occupied by any building or structure, except as specifically provided in this title. No building or structure shall occupy in excess of fifty percent (50%) of a yard required by this title.

CLARIFICATION REQUESTED REGARDING APPLICABILITY OF E § 5004.2
(E § 5004.2) An accessory building shall be permitted in a required rear yard of a principal building pursuant to the following conditions:
(a) The accessory building is less than ten feet (10 ft.) in height; and
(b) The accessory building is less than one hundred square feet (100 sq. ft.) in gross floor area.

SEE SHEET A-0b FOR PLAT OF BOUNDARY SURVEY

AHMANNN LLC
ARCHITECTURAL SERVICES
4408 BEECHWOOD ROAD UNIVERSITY PARK, MARYLAND 20782
PHONE 301 864 1334
FAX 301 864 6818

COVER SHEET
PROJECT NOTES & INDEX

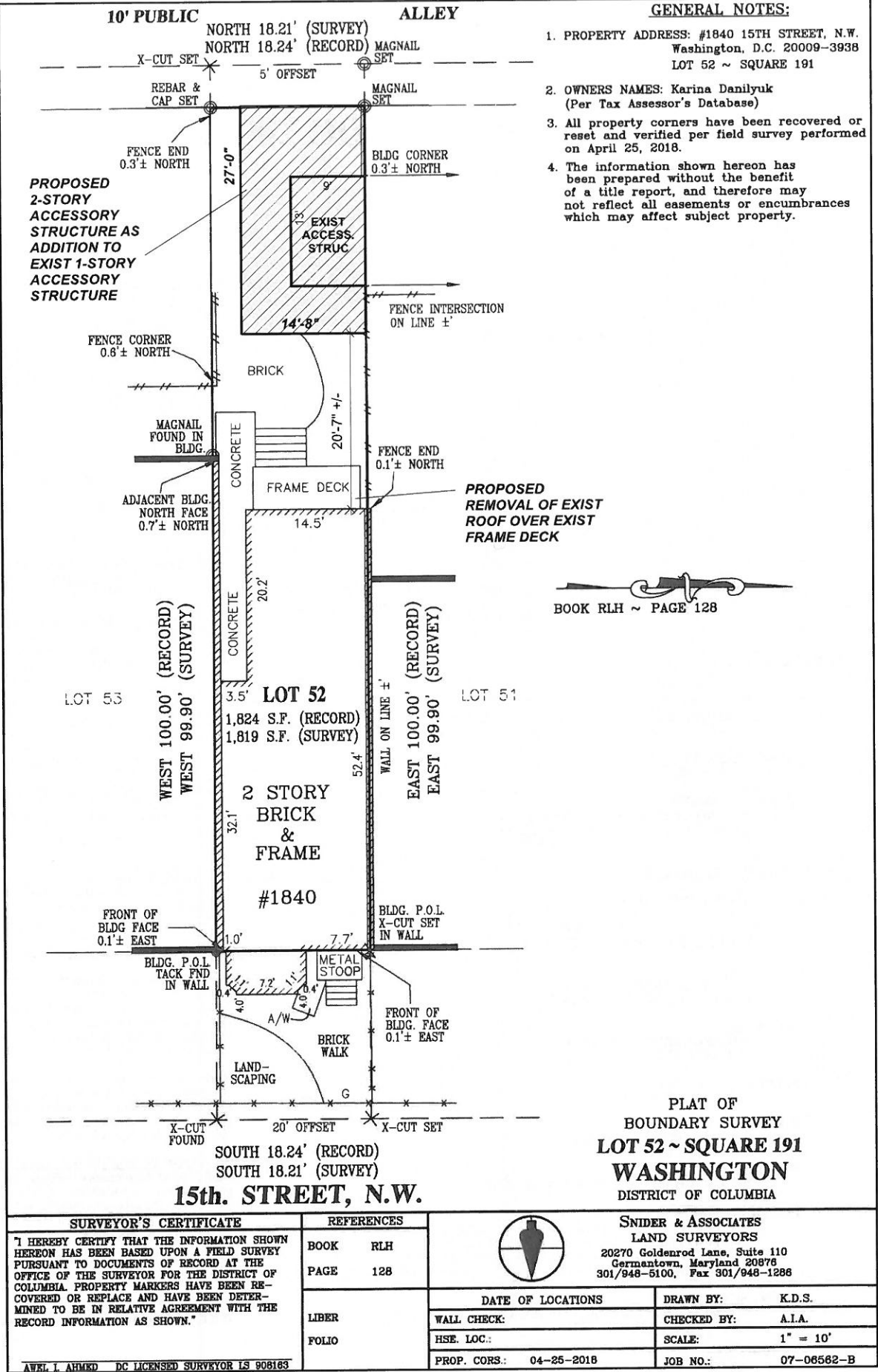
DANILYUK RESIDENCE
ACCESSORY BUILDING EXPANSION
1840 15TH STREET N.W.
WASHINGTON, DC 20009

SCALE: NONE

ISSUE DATE
31 MAY 2018

A-0a

Ahmann LLC
© 2018



PLAT OF BOUNDARY SURVEY

FROM HOUSE LOCATION SURVEY BY: SNIDER & ASSOCIATES, LAND SURVEYORS, 04/25/2018
WITH SUPPLEMENTAL INFORMATION BY: AHMANN LLC ARCHITECTURAL SERVICES

AHMANN LLC
ARCHITECTURAL SERVICES
4408 BEECHWOOD ROAD UNIVERSITY PARK, MARYLAND 20782
PHONE 301 864 1334
FAX 301 864 6818

PLAT OF BOUNDARY
SURVEY

DANILYUK RESIDENCE
ACCESSORY BUILDING EXPANSION
1840 15TH STREET N.W.
WASHINGTON, DC 20009

SCALE: 1" = 10'-0"

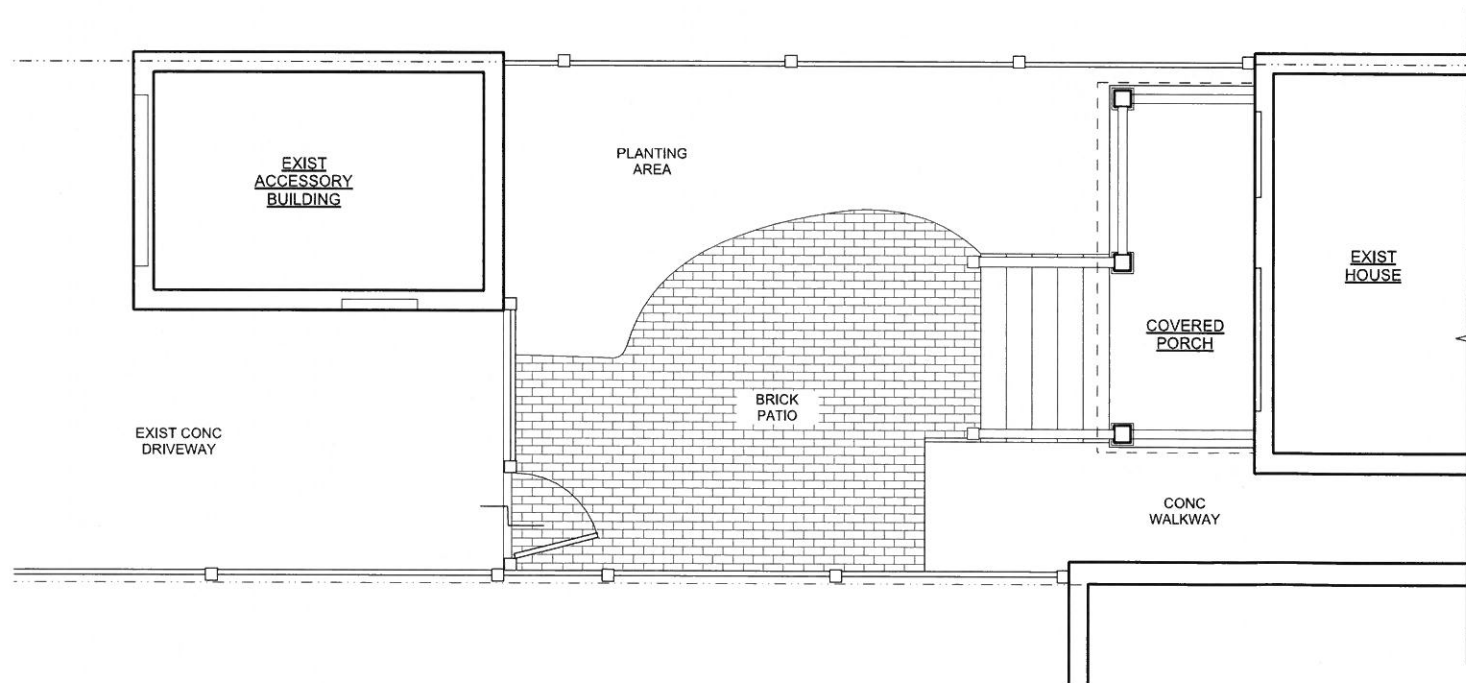
ISSUE DATE
31 MAY 2018

A-0b

Ahmann LLC
© 2018



2 REAR YARD ELEVATION
SCALE: 1/4" = 1'-0"



1 REAR YARD PLAN
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION FROM YARD
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION FROM ALLEY
SCALE: 1/4" = 1'-0"

AHMANN LLC
ARCHITECTURAL SERVICES
4408 BEECHWOOD ROAD UNIVERSITY PARK, MARYLAND 20782
PHONE 301 864 1334
FAX 301 864 6818

MEASURED
PLAN & ELEVATIONS

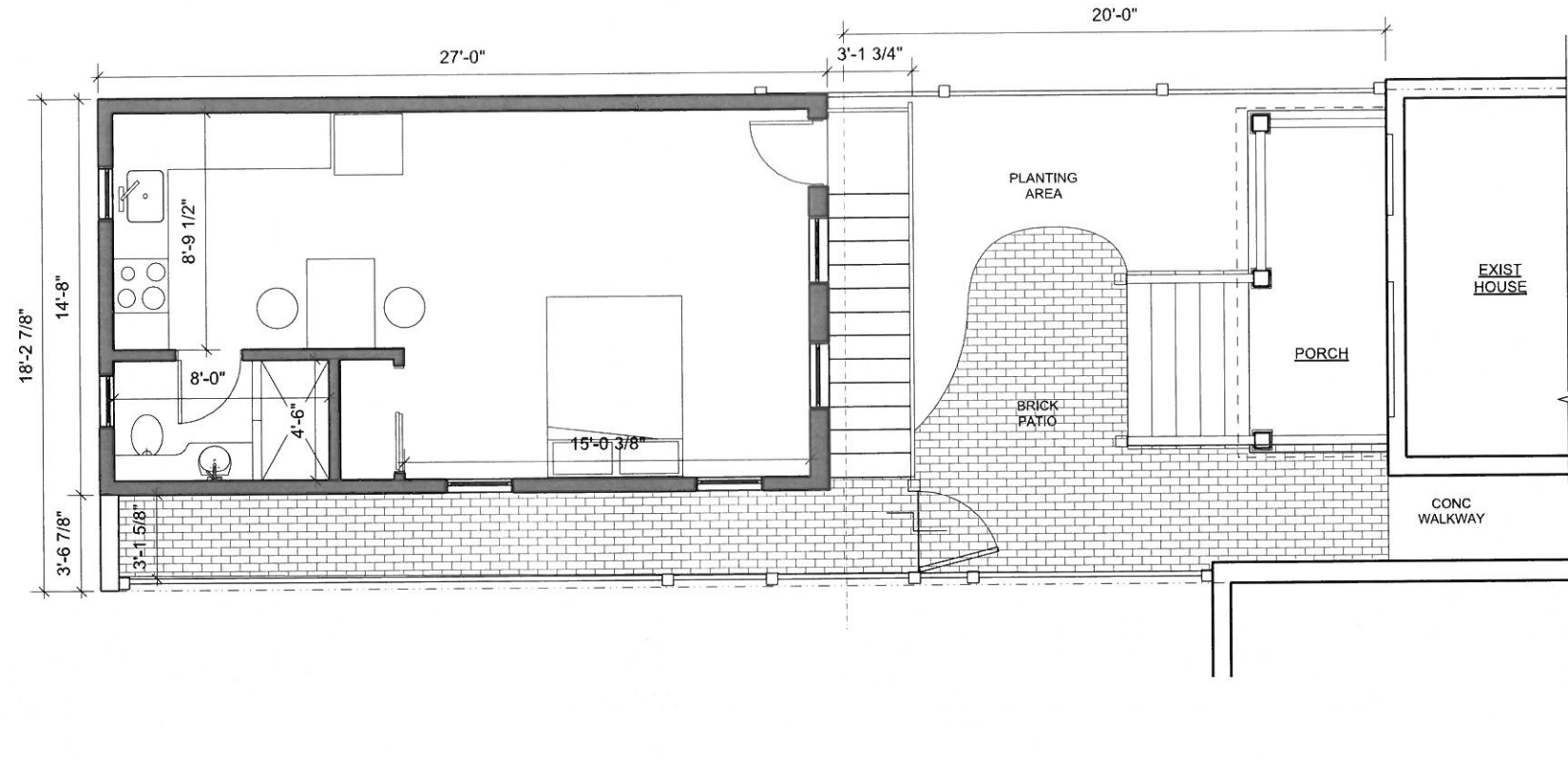
SCALE: 1/4" = 1'-0"

DANIL YUK RESIDENCE
ACCESSORY BUILDING EXPANSION
1840 15TH STREET N.W.
WASHINGTON, DC 20009

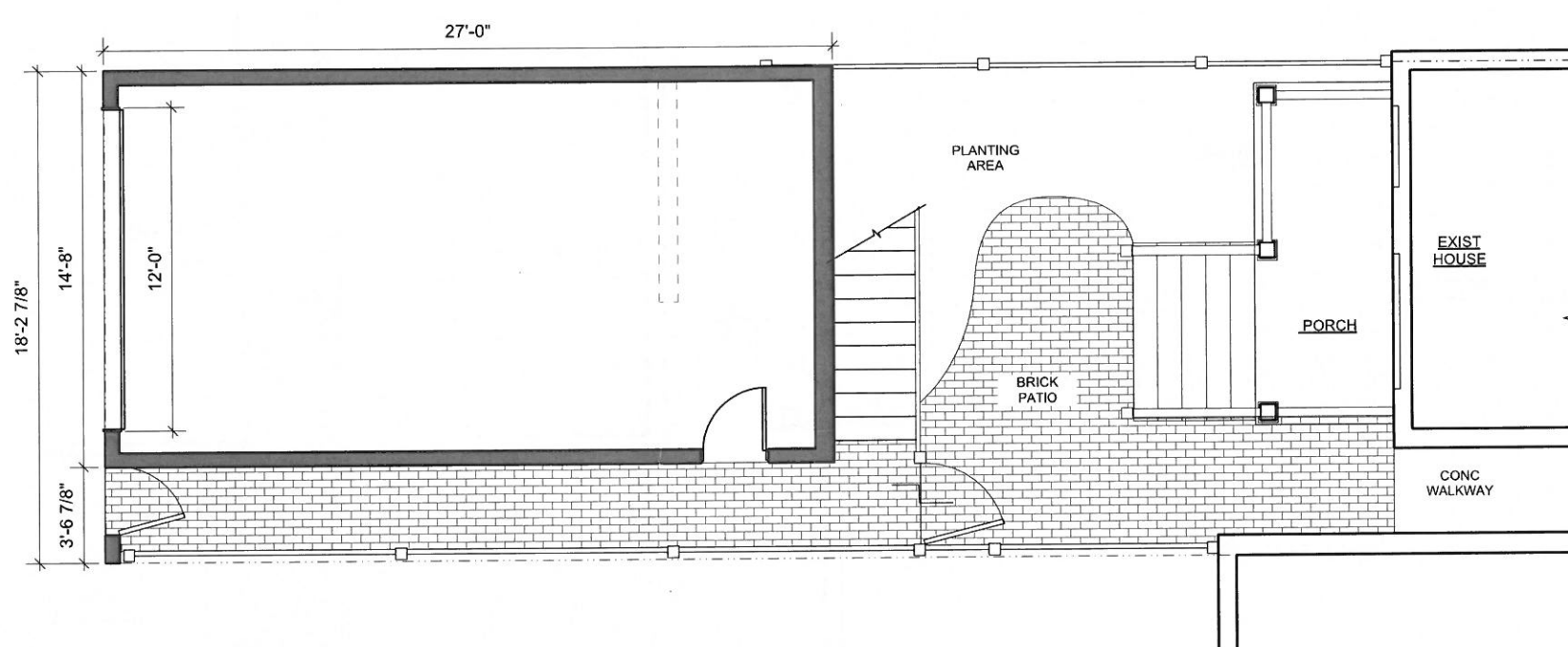
ISSUE DATE
31 MAY 2018

MD1

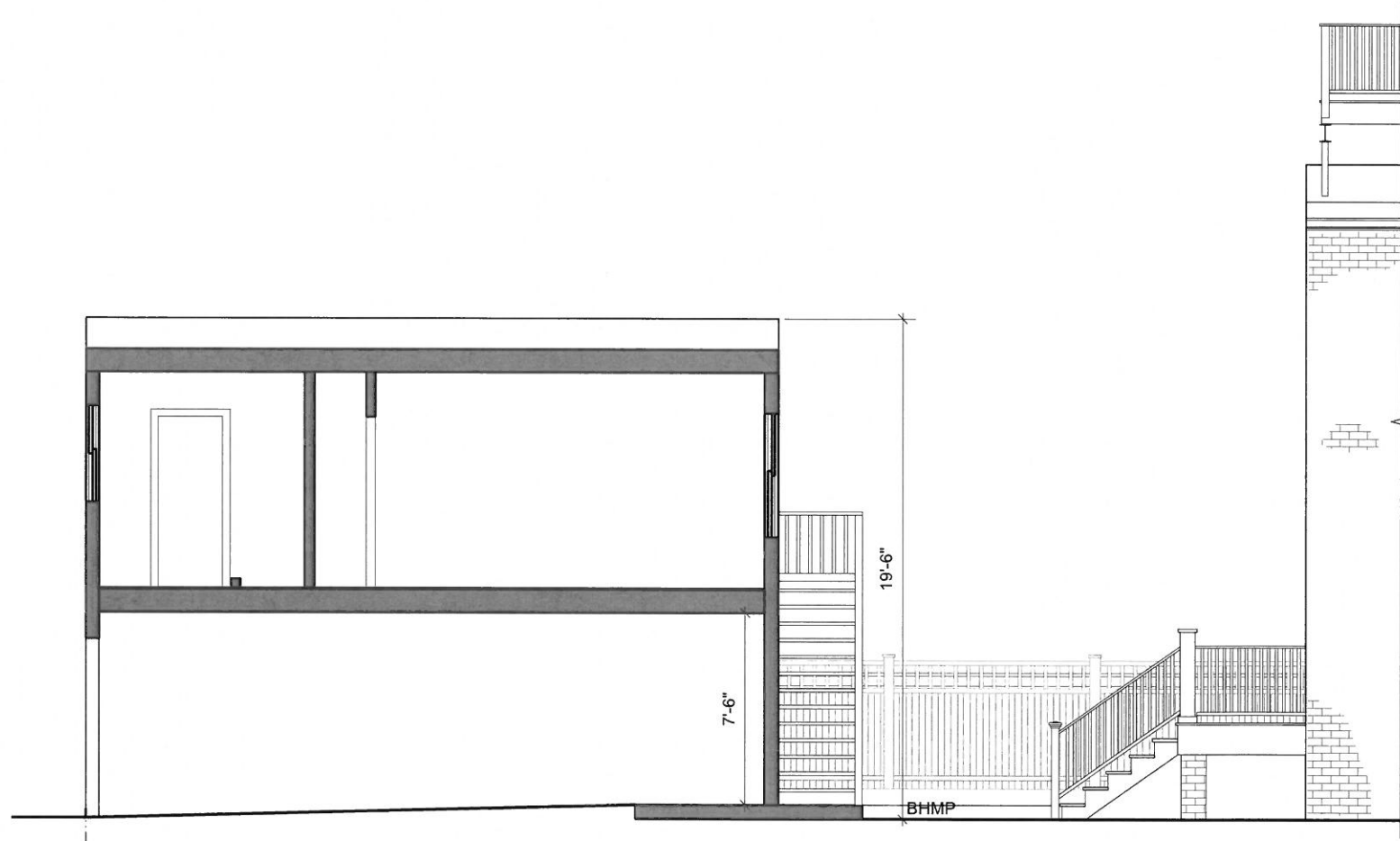
Ahmann LLC
© 2018



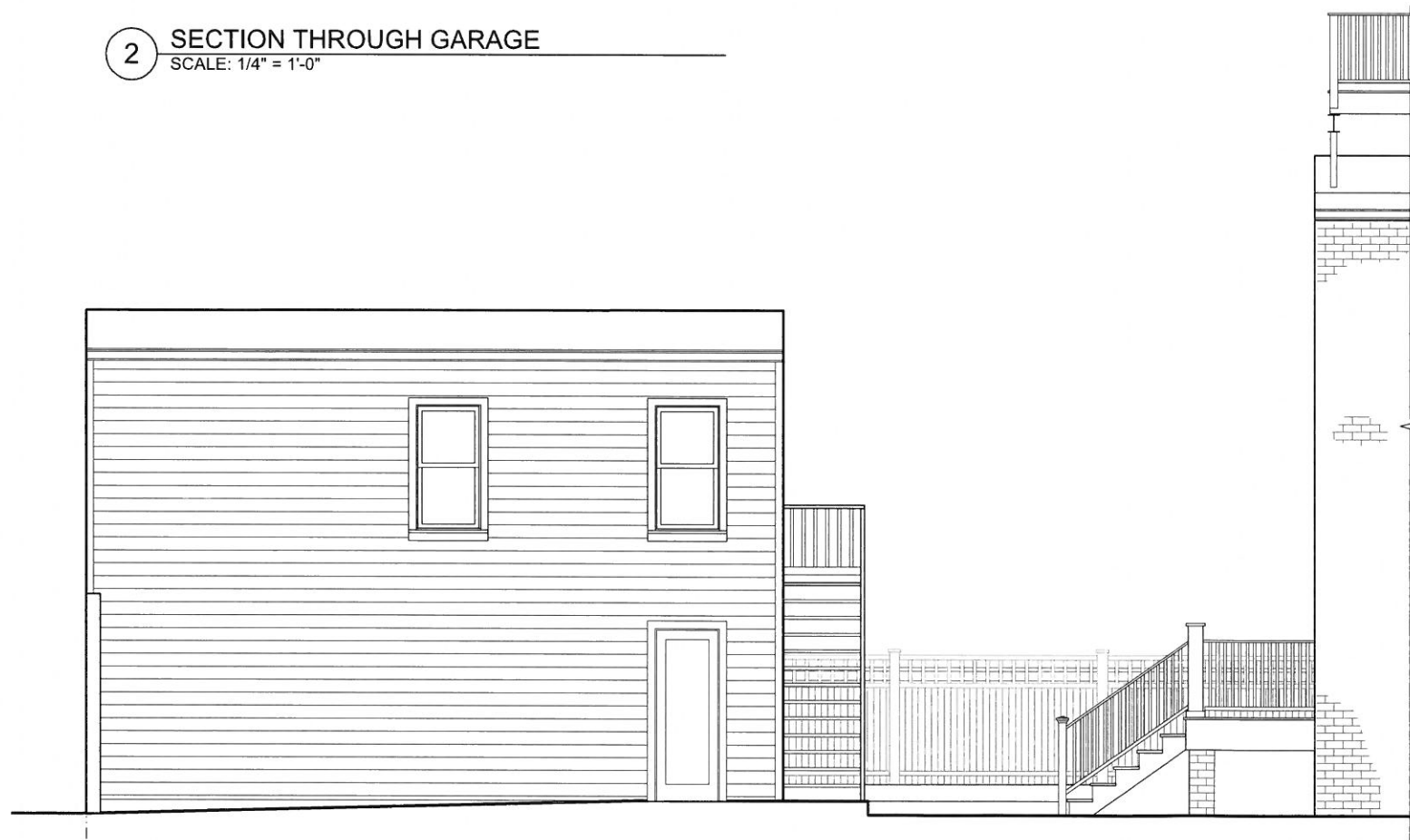
2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 SECTION THROUGH GARAGE
SCALE: 1/4" = 1'-0"



1 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION FROM YARD
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION FROM ALLEY
SCALE: 1/4" = 1'-0"

